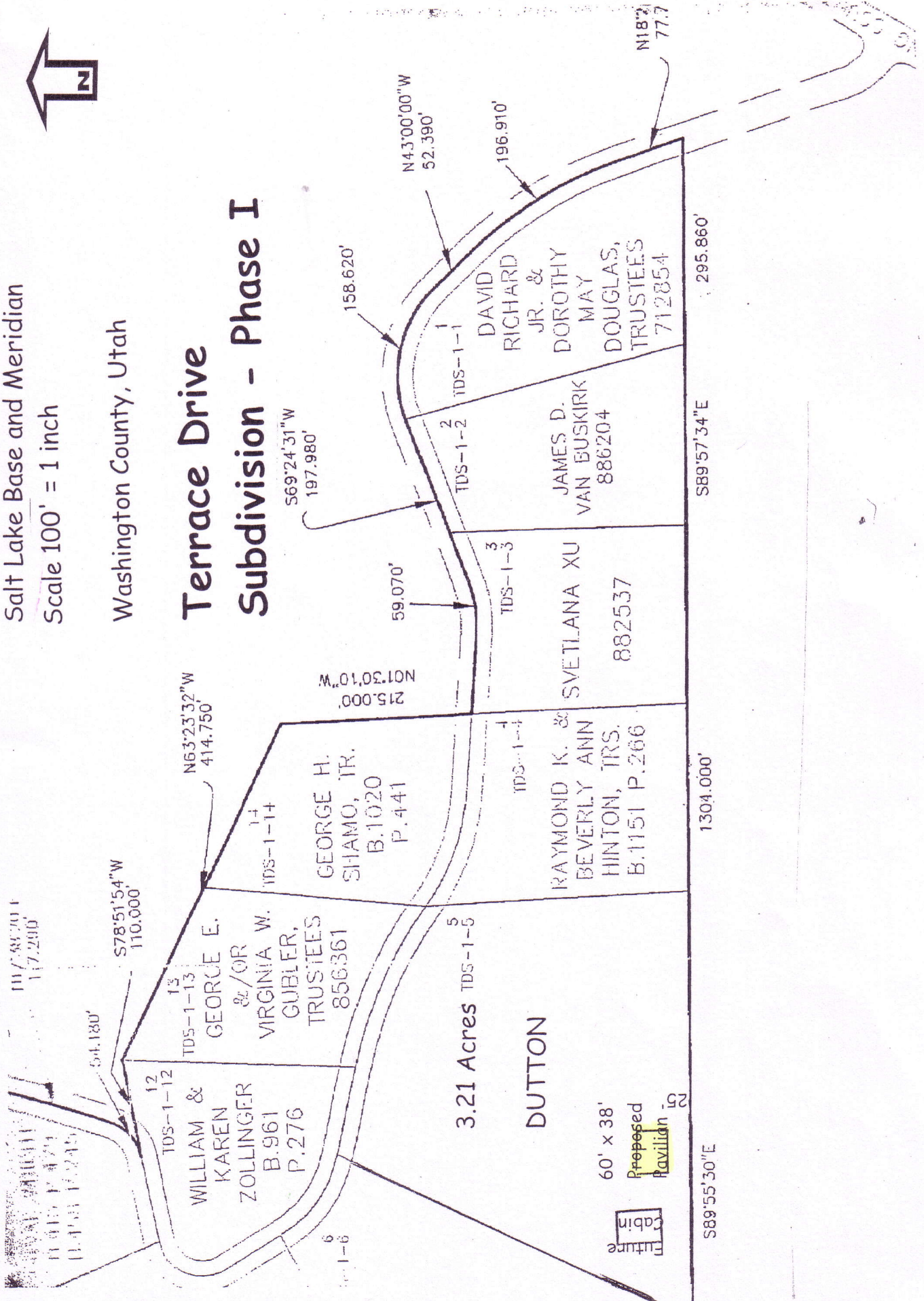


Sheila Dutton

Section 12, T39S, R11W
Salt Lake Base and Meridian
Scale 100' = 1 inch

Washington County, Utah

Terrace Drive Subdivision - Phase I



**Washington County Planning Commission Meeting
June 10, 2008**

Item #9. CONDITIONAL USE PERMIT. Request permission for a private recreation facility (Pavilion) for family reunions on Kolob, within the SFR-1 zone, generally located north of the Blue Springs Reservoir, Section 12, T39S, R10W, SLB&M. Sheila Dutton, applicant.

The planner explained that the applicant is proposing to build a 38' x 60' pavilion for family reunions to be held during the summer months. Their culinary water is provided by the Terrace Drive Mutual Water Company. They will be building restrooms and a kitchen facility within the proposed pavilion. Private recreation facilities are conditionally approved within the SFR-1 (Seasonal Forest Residential 1 acre) zone.

There was a lengthy discussion regarding the intended use. The plans appear to have features of a cabin. Kurt Gardner, Building Official, explained that the use cannot be changed, since there are additional safety and health requirements when you are building living quarters. The property is 3.21 acres, and the base of the pavilion is 36'x60', with an additional two foot overhang.

Commissioner Cropper left at 3:33 p.m.

There was a discussion about sanitary facilities. The applicant stated that each family that would use the pavilion has a trailer that includes porta-potties. The applicant was interested in additional bathrooms, possibly one upstairs in addition to the one planned for the main floor. The applicant was advised to make sure that the septic approval is sufficient for the proposed pavilion and a cabin that the applicants will build in the future.

There was a discussion regarding the possibility of a future casita, or mother-in-law dwelling in addition to the pavilion and a cabin. It was explained that, under the current ordinances, only one dwelling will be allowed. If a casita is constructed that will constitute a dwelling and construction of a cabin would not be allowed. Ms. Ehlert said that there are no plans at this time to allow for both dwellings to be allowed. A cabin and the pavilion could be allowed, if the pavilion is strictly used for a meeting place, and not for living quarters.

Motion was made by Commissioner Ford to recommend approval for a Conditional Use Permit for a private recreation facility on Kolob with up to three (3) toilets, subject to the Building Official's approval of plans, for a period of one (1) year. Commissioner Christopher seconded the motion. Three (3) commissioners and the Chairman voted Aye. The motion carried.